

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
Community Room ~ City Hall ~ February 25, 2025 ~ 5:15 pm

PRESENT

Commission Members Present: Vice-Chair Ryan Conklin, Richard Cone, Cristal Pratt, and Jack Colson.

Commission Members Absent: Chair Shaun Hottell, Matthew Nelson.

Staff Present: Meredith Duvall, Planning Manager; Shannon Stefanick, Planner.

CALL TO ORDER

Vice-Chair Ryan Conklin called the meeting to order at 5:15 p.m.

APPROVAL OF  
THE MINUTES

A motion was made by Jack Colson to approve the meeting minutes of February 11, 2025. Richard Cone seconded the motion. Motion carried 5/0.

Case No.  
PL2025-0001  
ZONING MAP  
AMENDMENT  
2003 SMITHIE  
ROAD & 2002  
ANVIL LANE

The applicant seeks amend the Zoning Map to 2003 Smithie Rd and 2002 Anvil Ln from C-1, General Commercial District, to E-MH RS, Enhanced Manufactured Home Suburban Residential. Both lots have no development, but sewer and water taps were installed with the installation of the subdivision. The minimum lot size for E-MH RS is 15,000 square feet or 0.34 acres. Both lots are 0.84 acres, meeting this minimum requirement.

The R-2 District that 301 Richards is currently a part of meets the minimum district size of 3 acres and the C-2 District that this map amendment proposes that the property join meets the minimum district size of 1 acre at 41 acres.

Per Section 1.e(1) Amendment Procedures, Statement of Policy: Any person, corporation, or the City may initiate amendments to the Zoning Code to:  
a) Correct an obvious error or oversight in the regulations; or  
b) Recognize changing conditions in the City that requires an amendment(s) for the public health, safety, or general welfare.

Arely Acres Phase 1, the subdivision that both lots reside in, was officially platted in 2003 and annexed into the City in 2008. This annexation established City zoning. At the time of platting and annexation, the expectations for population and development growth were much different then what we have actually seen. We expected to see growth along Boxelder towards these Commercial properties and that did not occur. This is evidenced by all four commercial lots in this commercial zoning district still having no development. A rezone of 2003 Smithie Rd and 2002 Anvil Ln would recognize that growth patterns and economic conditions in the City have changed and enable the land to be better utilized for the general welfare of the public.

Ms. Stefanick stated the city a few calls from surrounding neighboring concerned that their property was being rezoned; after clarification that their property was not being rezone and this was requested by the property owners, they had no concerns. A property owner directly adjacent to 2002 Anvil Lane did say they were opposed to the rezone, but did not clarify why.

Vice-Chair Conklin asked Planning Staff if there has been discussion to rezone the two single lots on either side of the proposed rezone. Ms. Stefanick stated that the property owners have not requested that their property be rezoned at this time, however it would be a natural evolution for them to be rezoned in the future.

There being no further comments or questions Vice-Chair Conklin asked Ms. Duvall to poll the commission. The Motion carried 5/0.

OLD BUSINESS

None.

NEW BUSINESS

Meredith Duvall said the next two meetings in March, March 11<sup>th</sup> and March 25, are cancelled as Staff did not receive any submittals during the submittal window. Ms. Duvall did state that there would be a meeting in April where there will be a presentation of the Comprehensive Plan; the meeting information will be sent out as it gets closer.

ADJOURNMENT

The meeting was adjourned at 5:20 p.m.

Minutes taken and prepared by Meredith Duvall, Planning Manager.